Board Meeting
March 15, 2025
Camp Delton Club Lodge

Roll Call
In attendance: Audra Arndt, Roland Eisch, Corey Holland, Brian Wachowiacz

Virtual: Jen Edgeworth, Joe Gambino, Heidi Helm, Rich Marshall, Sue Whitaker

Approval of Minutes – January Meeting
Motion made by: Audra
Motion seconded by: Roland
Discussion:
- None

Motion carried: All board members (8-0)

Treasurer's Report

Please reach out to the office for a full update. Highlights:
- A new accountant was assigned by MBE at year-end, and it has been a horrible experience. Audra has had to do a lot of cleanups. Additional cleanup of year-end 2024 is still needed but is close to being complete. As such, only January numbers are included right now with 2025 year to date.
- Audra shared a comprehensive update on finances. The Camp experienced increases in gross profit, net income, and assets with decreases in expenses and total fixed assets, current liabilities, and long-term liabilities comparing 2025 to 2024. Total liabilities and equity balanced out to total assets. The balance of checking and saving is up.
- $75,000 in reserves was put into CDs last year to earn more interest. 9-month CDs were renewed in September.
- Update on collection of dues and assessments
    - Members with remaining balances – 189 members (less than last year)
    - Remaining balances - $245,000 (also less than last year).
    - Payments will continue up to the deadline of April 15. A reminder with an updated invoice was sent to members with balances remaining in February.
- Reserves were discussed in depth.
    - We depleted the sewer reserve in 2024 because of the pump replacement and are working to start building this reserve in 2025.
    - The tree service reserve used with remaining amount exhausted with storm damage this past month and the costs associated with the handicap ramp were taken out of the main reserve.
- Our savings are tracking in the right direction overall.
- Property taxes increased substantially ($7,000+) based on a change in assessment. The additional property tax associated with the tower of $1,000 was sent out to SBA to be paid.

Correspondence – Vice President

- None

Directors Reports

- **Personnel – Corey**
  - Grounds
    - We hired a replacement for the Grounds Supervisor and Corey introduced Darren Miller who has extensive experience in both the residential and RV industries and prior knowledge of water and water treatment. Darren was asked and shared that it was the job description that attracted him to the position.
    - They still seek one seasonal employee for the grounds. Darren and Corey have been reviewing resumes from prior postings, three postings were sent to area high schools, and newly submitted resumes are being looked at. Most candidates are being weeded out because they seek full-time year-round versus seasonal.
    - A part-time grounds person has been hired who was a previous member.
    - This is Seth's last meeting. The Board of Directors thanked him for his time with the Camp and wished him well in the future.
  - Office – fully staffed.

- **Insurance and Bylaws – Sue**
  - There are a few updates in-process right now. Sue is working on setting up a committee meeting to discuss the Board of Directors' disciplinary actions.
  - A rider is being added to current property insurance to cover storm damage with a $25,000 deductible.
  - We received a Facebook post stating that golf carts are now being allowed on village streets. We expect this topic will come up at the membership meeting again. We need to check with insurance again.

- **Buildings and Grounds – Roland**
  - Roland inquired about the status of the ramp and railing. Brian's son looked it over and stated that it would be tough to drill into the concrete. There was a recommendation to investigate composite as materials. Options will be priced out, including landscaping.

- **Membership – Heidi**
  - One private sale of 545 occurred. One site for sale (411) with two others pending contracts to officially list.

- **Activities – Jen**
  - Jen continues to work hard on new ideas for the upcoming season. All will be ready and included in the next newsletter. Coffee and Kona ice trucks will be coming. Yard and craft sales are being planned again this season. It will be a fun year!
  - Please continue to share suggestions and ideas with her.
- **Office Manager – Carol**
  - All office staff are returning. Health issues with one may cause a delayed start date, but others will be able to cover office hours if this happens.
  - The office hours traditionally change to 9-6 daily when water is turned back on. Carol asked if hours could be modified to 9-5 to avoid overtime. A recommendation to move to 10-6 on Fridays has been made, but the board approved 9-5 daily once water is turned back on. The hours will change to 9-10 daily once the pool is opened for the season.

- Carol shared a couple of reminders:
  - Watercraft registration information is required with renewals of storage contracts.
  - Personal mail is not allowed at the camp address. As stated in Camp Rules and Regulations – section 1, rule 6: Absolutely no member's mail/packages are to be routinely sent to the campground. The office is receiving a large volume of personal mail right now.
  - An email reminder will be sent out for both items.
- Reminder to get articles in for the newsletter that will be sent out on April 15
- Verizon wireless contacted Carol about switching coverage in the Camp (quote shared). Carol recommended we go with this quote as a cost savings and improvement of current service.

Motion (Audra): "Move ahead with Verizon for the 271.65 monthly and one time charge of 487.19. As a result of this, we will realize $2,570 savings per year and will move from DSL to cable broadband."

Second – Corey

Discussion

- Verification of annual savings ($2,570)
- Concerns raised about limited cell coverage by Verizon already in camp (via cell towers) and bad wiring that currently exists by Frontier (Internet will be hard wired and not via cell – Verizon would update lineage and equipment with new service)
- An inquiry was made as to whether members could sign up for a hotspot because of this service as an alternative to Bug Tussel (Carol will check with Verizon to see)

Passed: 8-0

- **Grounds Supervisor – Darren**
  - Projects being worked on include tree removal, repair of light pole from storm damage, shop reorganization, removal of large brush out of yards, and hauling a load a scrap to the dump to get a jump start on the season.
  - Darren attended CPO class and received pool certification.
  - Additionally, they have started painting, ordered new skirting, and are repairing the deck of the manager's house. This is the first impression of the Camp.
  - Winter benches were completed and delivered to members who ordered them. A shower bench located in the shed was used to replace one broken in a women's shower stall.
  - A quote for tree service was received from the vendor and is being examined, prioritizing focuses because of risk, etc. Members can take care of trees on their sites at their own expense. A work order needs to be submitted and approved before any tree is removed.
  - Replacing the floor in the pavilion with a less slippery surface was requested as current surface can be quite slippery. This will be investigated.

<u>Old Business</u>

A. Tower Agreement (Brian)
- The contract for the one-year abatement was officially executed with all paperwork signed. This agreement will forego their annual payment for this year.
- SBA received the property tax bill that was forwarded to their tax department.

- The interaction with the contact at SBA has not been a pleasant experience. SBA will have to restore the land if they do not renew.

New Business

A. None

Audience to members

1. *Site 33* – Member provided additional information on golf carts. The approval to drive golf carts on streets is only for downtown Wisconsin Dells in the Broadway to 16th street section. It has not been approved anywhere else, including the Village of Lake Delton.

Motion to adjourn (Roland): Second (Corey). Adjourned.

Next meeting is May 17, 2025, at 9 AM in the lodge.

Attendees

Site #	Customer
site #032	HUBBARD MIKE & VALERIE - #032
site #077	WACHOWIACZ, BRIAN & CONNIE - #077
site #084	MARSHALL, PAT & RICHARD - #084-via zoom
site #087	HOLLAND, COREY & TERRI - #087
site #118	HELM, RICK & HEIDI - #118-via zoom
site #119	HELM RICK & HEIDI - #119-via zoom
site #152	WHITAKER ADRIAN & SUSAN - #152-via zoom
site #417	KRASEMANN, RAYMOND & TRACY - #417
site #434	EISCH, ROLAND/DALSOREN, BEN - #434
site #522	EDGEWORTH, JAMES - #522-via zoom
site #548	GAMBINO, JOSEPH S & JULIE - #548-via zoom